



Grafton Street, Hull HU5 2NP

welcome to

Grafton Street, Hull

Situated two minutes away from local amenities, this property is the perfect opportunity for investment and has great potential



Entrance Hall

Double glazed entrance door to the front and picture window to the lounge.

Lounge/ Diner

26' 8" x 12' 11" (8.13m x 3.94m)

Double glazed bay window to the front, double glazed window to the rear, gas fire, two radiators, storage cupboard, coving to the ceiling, two decorative ceiling roses and stairs to the first floor.

Kitchen

18' max x 8' 2" max (5.49m max x 2.49m max)

Fitted kitchen with a range of wall and base units, work surfaces, space for cooker, space for fridge freezer, 1 1/2 sink, plumbing for an automatic washing machine, boiler, radiator, access to the loft, window to the side and patio style doors to the side.

Landing

With access to boarded loft space with skylight window.

Bedroom 1

12' 11" x 11' 4" (3.94m x 3.45m)

Double glazed window to the front, alcove storage and a radiator.

Bedroom 2

11' 5" max x 10' max (3.48m max x 3.05m max)

Double glazed window to the rear, built in wardrobe and a radiator.

Bedroom 3

8' x 10' 5" (2.44m x 3.17m)

Window and a radiator.

Bathroom

Bathroom with bath with mixer taps, low level W/C, pedestal wash hand basin, extractor fan, radiator and window to the side.

Front Garden

Low maintenance front garden with fence surround.

Rear Garden

Lawned rear garden.



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welcome to

Grafton Street, Hull

- Excellent Investment Opportunity
- To Be Sold With Tenant In Situ
- Spacious Open Plan Living Space
- Close To Hull University
- Close To Local Amenities

Tenure: Freehold EPC Rating: E

offers over

£100,000

directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119632 - 0009

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